

PROPOSED DEVELOPMENT CONDITIONS

SEA 95-M-039-02

October 4, 2011

If it is the intent of the Board of Supervisors to approve SEA 95-M-039-02, located at 3008, 3030 and 3040 Annandale Road and 6715 Arlington Boulevard, Tax Map 50-4 ((1)) 6 and 7, and 50-4 ((17)) H and H1, to amend SE 95-M-039 previously approved for a vehicle sales, rental and ancillary service establishment, and the addition of a drive-through pharmacy, a drive-in financial institution, and an increase in height, to permit site modifications, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Conditions carried forward from the previous special exception are marked with an asterisk. Minor modifications to previous development conditions have been underlined.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Other by-right or special permit uses allowed by the Zoning Ordinance may be permitted on the property without a Special Exception Amendment, so long as such uses can be parked in accordance with Article 11 and are in substantial conformance with the SE Plat.*
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Bill Page Honda & Westlawn Shopping Center," consisting of 21 sheets, prepared by Walter L. Phillips, and dated May 11, 2011 as revised through October 4, 2011, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. ~~The five (5) parking spaces located south of the bank along the travelway adjacent to Tripps Run shall be restricted to employees only.~~
5. ~~Notwithstanding what is shown on the plat, the four (4) parking spaces located along the north side of the main access point along Annandale Road shall be removed before site plan review, and replaced with landscaping, subject to the approval of UFMD.~~
6. ~~A dedicated delivery space or area for the retail uses shall be designated during site plan review.~~

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. If the project is phased, development of the initial phase shall be considered to establish the use for the entire development as shown herein. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.